

**NOTICE OF TYPE III
DEVELOPMENT REVIEW
APPLICATION, OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE & PUBLIC HEARING**

(Form DS1302A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
September 2, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **October 8, 2009 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.** Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

Project Name: **AMBOY BAPTIST CHURCH**

Case Number: **CUP2009-00006; PSR2009-00026; SEP2009-00067**

Location: East Side of NE Gerber McKee Road About 300 Feet South of NE 419th Street

Request: The applicant is requesting conditional use and site plan approval for the construction of an approximately 18,000 square foot

church, an approximately 5,000 square foot multi-use building, a covered basketball court, three baseball/soccer fields and associated parking. The applicant proposes to complete the construction in six phases. The project is located on 20.07 acres in the AG-20 zone district.

Applicant: Amboy Baptist Church
Norm Ellyson
8110 NE 239th Street
Battle Ground, WA 98604
(360)607-6676

Contact Person: HDJ Design Group, PLLC
Andy Nuttbrock
300 W 15th Street
Vancouver, WA 98660
(360)695-3488; (360)695-8767
nuttbrocka@hdjdesigngroup.com

Property Owner: Same as applicant

Zoning: AG-20

Comp Plan Designation: AG

Parcel Number(s): 275001-001; 275001-000; 275043-000

Township: 5N **Range:** 3E **¼ of Section:** NE ¼ of Sec 15

Applicable Code Sections : Clark County Code: Title 15 (Fire Prevention), Section 40.210.010 (Resource Districts), Section 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.380 (Storm Water Drainage and Erosion Control), Section 40.410 (Critical Aquifer Recharge Area), Section 40.420.010 (Flood Hazard Area), Section 40.430 (Geologic Hazard Areas), Section 40.440 (Habitat Conservation), Section 40.450 (Wetland Protection Ordinance), Sections 40.500 and 40.510 (Procedures), Section 40.520.030 (Conditional Use Permits), Section 40.520.040 (Site Plan Review), Subtitle 40.3 (Design Standards), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

Neighborhood Contact: No Mapping Indicators
Neighborhood Advisory Committee of Clark County (NACCC)
Art Stubbs, Vice Chair (*mailing contact for NACCC*)
6804 NE 86 Court
Vancouver, WA 98662
891-5685
E-mail: sixsplus8@aol.com

Staff Contact Person:

Planner Name: Terri Brooks, Extension 4885

E-mail: terri.brooks@clark.wa.gov

Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180

Please email SEPA comments to:
terri.brooks@clark.wa.gov

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1st floor.

Responsible Official: Michael V. Butts, Development Services Manager

Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: July 14, 2009;

Fully Complete Date: August 4, 2009;

Date of this notice: August 18, 2009

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The Hearing Examiner's decision on the application may be appealed to the Board or County Commissioners by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeal Process:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner on any procedural SEPA appeal is final and can not be appealed to the Board of County Commissioners, but must be pursued through a judicial review. Appeals of the Hearing Examiner's decision and conditions of approval on the development proposal itself (including substantive SEPA appeals) are processed in accordance with Clark County Code 40.510.030(H), Type III Review Appeal Procedure. This type of appeal of the Hearing Examiner decision must be filed with the Board of County Commissioners within fourteen (14) days of issuing the Hearing Examiner's written decision.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # FD10 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

Property Owners

that were mailed the notice

NE 1/4 of Section 15 T5R3E WM

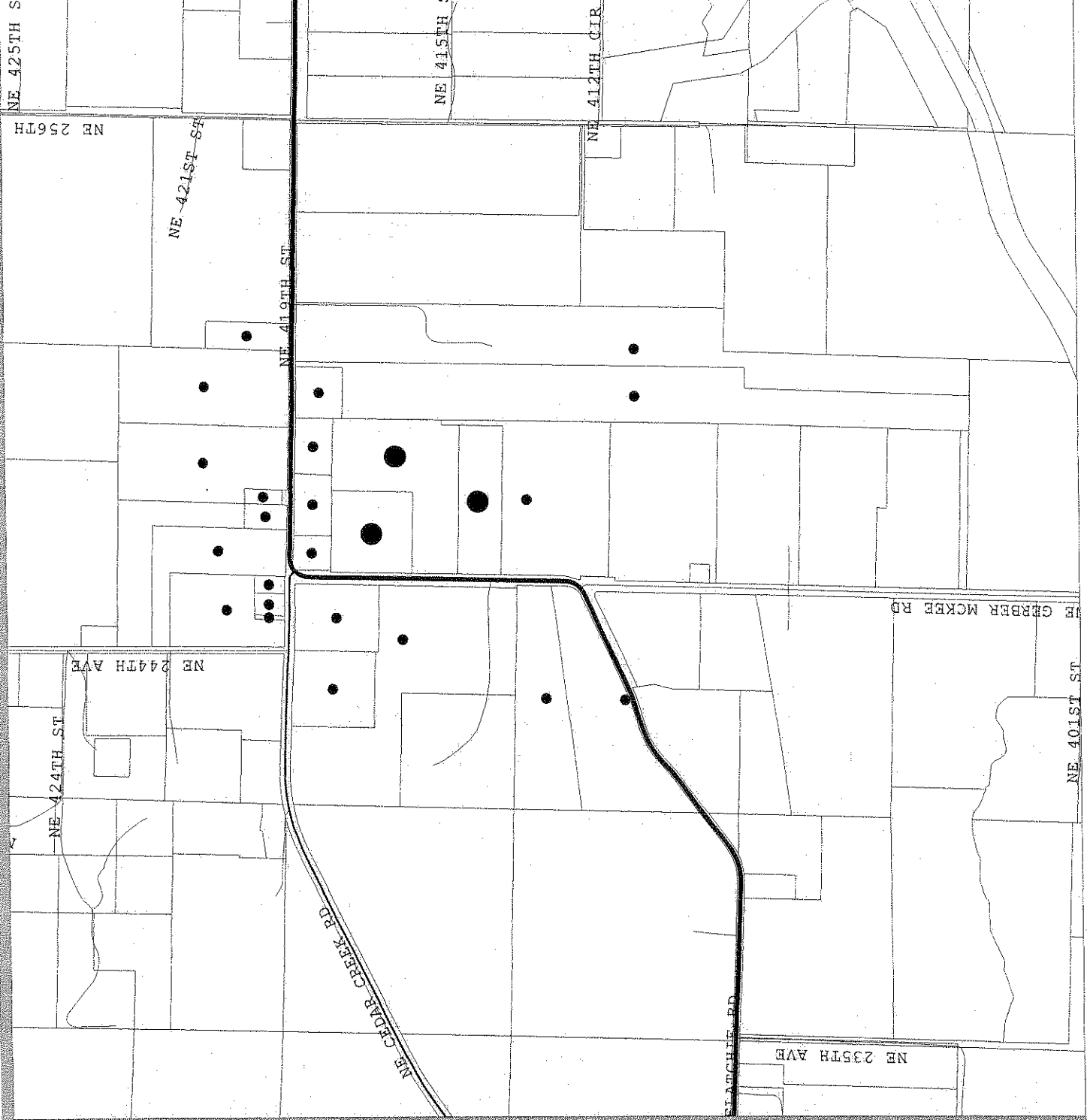
- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

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Plot Date: Aug 13, 2009
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:9961.32) 200 0 200 400 600 800 Feet

A. Background

1. Name of proposed project, if applicable:

Amboy Baptist Church

2. Name of applicant:

Amboy Baptist Church

3. Address and phone number of applicant and contact person.

Applicant:

Amboy Baptist Church

8110 NE 239th St.

Battle Ground, WA 98604

Norm Ellyson, Contact

(360) 607-6676

Contact Person:

HDJ Design Group, PLLC

300 W. 15th Street

Vancouver, WA 98660

Andy Nuttbrock, Project Manager

Email: nuttbrocka@hdjdesigngroup.com

(360) 695-3488; (360) 695-8767, fax

4. Date checklist prepared:

June 4, 2009

5. Agency requesting checklist:

Clark County Development Services

6. Proposed timing or schedule (including phasing, if applicable):

The project is expected to commence as soon as all applications and necessary permits are issued, and will be constructed in 6 phases, with exact timing to be determined at a later date.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Construction of formal playfields for lease to the parks department or for other user may be constructed in the future.

8. List any environmental information you know about that has been prepared, or will be prepared, related to this proposal.

The land use application filed with Clark County for the subject development includes a geotechnical report, Wetland Delineation & Assessment, Habitat Assessment, Archaeological Predetermination, and this SEPA.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

No, not at this time.

10. List any government approvals or permits needed for your proposal:

Conditional Use Permit approval, Type II Site Plan Review, civil plan approval, building permit, grading permit, construction approval, and SEPA determination from Clark County.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This application proposes the phased construction of two buildings and associated parking for the future Amboy Church. The phased construction is proposed as follows:

Phase 1: Baseball Field/Soccer Field 1 with associated 110 parking spaces, paths, access drives and utilities.

Phase 2: Baseball Field/Soccer Field 2.

Phase 3: Baseball Field/Soccer Field 3 with additional 88 parking spaces, paths, access drives and utilities.

Phase 4: Church Building (11,000 SF) with associated paths and plazas.

Phase 5: Multi-use Building (5,000 SF) with associated paths.

Phase 6: Covered Basketball Court with associated paths.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The site is located in the NE ¼ of Section 15, Township 5 North, Range 3 East of the Willamette Meridian. More specifically, the subject site is located west of NE Gerber McKee Road, north of the Chelatchie/NE Gerber McKee Road intersection, in Clark County, Washington. The site is comprised of three tax parcels totaling approximately 20.00 acres, numbered 275043-000, 275001-000 & 275001-001.

B. ENVIRONMENTAL ELEMENTS

1. Earth

Agency
Use Only

- a. General description of the site: **Flat**, rolling, hilly, steep slopes, mountainous, other.

The site is generally flat, with 0-5% slopes over 100% of the parcel.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

According to available GIS information, approximately 5%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

According to the Clark County Developer's Packet, 95% of the site is classified as MsB (Mossyrock silt loam, with 0 to 5 percent slopes) and 5% of the site is classified as MoA

(Minniece Silt loam, thin solum variant, with 0 to 3 percent slopes.)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

There are no known surface indications or history of unstable soils on the site.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Grading will be performed to provide for the building pads, parking, and site access from NE Gerber-McKee Road, and will equate to approximately 17,711 c.y. of fill and 11,115 c.y. of cut. Suitable fill material will come from the site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Some soil erosion could occur during clearing and construction of the subject site, but the erosion will be controlled by implementation of an approved erosion control plan to minimize the risk of sediment leaving the site. The applicant will fully mitigate the potential impacts through compliance with the Clark County erosion control ordinance.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Approximately 19% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Implementation of an engineered erosion control plan, to be approved by Clark County, will serve to minimize erosion during construction. Such items include, but are not limited to; sedimentation fencing, construction entrances, inlet barriers, and mulching of site.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, and industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

In the short-term, dust and exhaust would occur during construction activities. In the long-term, there may be a slight increase in emissions resulting from increased traffic to and from the subject site, however approximate quantities are unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

None known to the applicant.

- c. Proposed measures to reduce or control emissions or other impacts to air:

Construction areas will be sprinkled with water during dust generating activities to contain dust emissions.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names and into which stream or river it flows into.

According to the Wetland Delineation and Assessment prepared by The Resource Company (February 11, 2008), there are no wetlands or water-bodies located on the subject site. However, there is an existing Type U Stream located off-site, just north-east of the proposed development. A 100-foot buffer is provided for protection of the stream, which is portrayed in the plan set included with the land use application.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

No. All work will take place outside of the 100-foot buffer.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. No fill or dredge material will be removed or placed within the stream or protective buffer areas.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No.

- 5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan.

According to available GIS information, the site is located outside any flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? if so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

The project will be served municipally, and will not require any surface water withdrawals or wells; however the site may utilize the existing well to irrigate the proposed playfields. Stormwater, however, will be collected and conveyed to a private stormwater facility located to the south of the proposed building. Stormwater will then be treated, detained and treated with approved stormwater BMP's prior to discharge into the existing road-side ditch.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources,(e.g., domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

The proposed development will be served by private septic system on-site. The septic system is expected to serve the domestic sewage of a church (approximately 11,000 sf) a multi-use building (approximately 5,000 sq. ft) and a future restroom serving the recreational ball fields. The septic system will be designed and sized according to the Health Dept. requirements

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Described where water will flow, and if it will flow into other water.

Approximately 142,000 square feet (3.26 acres) of new impervious area (building roof, sidewalk, and asphalt pavement) is proposed on-site. The stormwater runoff will be collected, through a series of catch basins and area drains.

Roof water will be conveyed to a swale that will discharge directly into the adjacent existing road side ditch as no treatment is required. All other stormwater runoff created by the new impervious surfaces will be conveyed to an onsite (private) wetland stormwater facility. The stormwater facility will contain two cells and plantings that will provide the necessary water quality treatment. The stormwater facility has been sized to detain stormwater runoff as required by CCC 40.380. A V-notched weir will control the release rate of the stormwater runoff from the pond to the existing adjacent road side ditch (the existing conveyance for stormwater runoff).

- 2) Could waste materials enter ground or surface waters?
If so, please describe.

Not likely.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

An engineered stormwater plan per CCC 40.380 will be designed and installed to control the runoff. BMP will be used to reduce impacts. A wetland stormwater facility has been sized to detain stormwater runoff and will release runoff at a controlled release rate minimizing impacts.

4. Plants

- a. Check or circle types of vegetation found on the site.
- Deciduous tree: alder, maple, aspen, other:
 - Evergreen tree: fir, cedar, pine, other:
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other. Soft rush
 - Water plants: water lily, eelgrass, milfoil, other.
 - Other types of vegetation: reed canary grass, red clover, catsear

- b. What kind and amount of vegetation will be removed or altered?

Vegetation will be removed as necessary for site construction.

- c. List threatened or endangered species on or near the site.

None known to the applicant.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

*Site landscaping will be provided as required by Clark County Code. Native plants that may be used in the landscape are: *Betula papyrifera* (Paperbark Birch); *Thuja plicata* (Western Red Cedar); *Mahonia aquifolium* (Oregon Grape); *Vaccinium**

ovatum (Evergreen Huckleberry); and Arctostaphylos uva-ursi (Kinnickinnick).

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- birds: hawk, heron, eagle, songbirds, other
- mammals: deer, bear, elk, beaver, other: **rodents and small mammals**; and,
- fish: bass, salmon, trout, herring, shellfish, other.

There are no other animals known to be on-site.

- b. List any threatened or endangered species known to be on or near the site.

None known to the applicant. Additionally, according to available GIS information, the site is does not have nor is the subject site near any site that is listed as having threatened or endangered species.

- c. Is the site part of a migration route? If so, please explain.

The site is located within Clark County which is included in to the Pacific Flyway for migratory waterfowl.

- d. List proposed measures to preserve or enhance wildlife:

Proposed landscaping will provide minimal food and cover for wildlife.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The new development will have access to both electric and natural gas service.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

It is not likely.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

This development will be constructed in accordance with adopted Clark County Building Codes (Title 14) and in accordance with the Washington State Energy Code.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe.

No.

- 1) Describe special emergency services that might be required.

Police, fire and medical.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed with this application.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

A minor amount of noise exists from traffic associated with NE Gerber-McKee Road and NE 419th Street which are adjacent to the development on its west and north boundaries, but is not anticipated to affect the project.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic,

construction, operation, other)? Indicate what hours noise would come from the site.

In the short-term, noise from construction operations will occur during the development of the project. In the long-term, additional noise impacts from traffic entering or exiting the site are anticipated, and some noise may occur during use of the proposed sports fields but are not likely to have any negative impacts on surrounding uses.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will only be performed during Clark County approved construction hours, and outdoor activities (such as athletic competition) will respect typical day-use park hours.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The subject site is currently vacant. The property is surrounded by large lot rural residential development to the North, South and West. To the east is a vacant parcel zoned AG-20.

- b. Has the site been used for agriculture? If so, please describe.

The site is currently and has historically been used for agricultural Hay production.

- c. Describe any structures on the site.

There is currently a small wooden shed and an existing pump house on site.

- d. Will any structures be demolished? If so, please describe?

It is likely at least one or both of these structures will be removed or demolished.

- e. What is the current zoning classification of the site?

AG-20, for Agriculture 20 District

- f. What is the current comprehensive plan designation of the site?

AG, for Agriculture

- g. What is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

According to available GIS information, the site has been identified as being within an area classified with a 'high' on the archaeological predictability map for Clark County, and has been designated a critical aquifer recharge area (CARA 2).

An Archaeological Predetermination was performed which resulted in negative findings.

- i. How many people would reside or work in the completed project?

Approximately 2 part-time employees will work at the church.

- j. How many people would the completed project displace?

None. The subject site is vacant of any residential structures.

- k. Please list proposed measures to avoid or reduce displacement impacts:

None.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

The applicant proposes a development in accordance with current uses restrictions contained within the Clark County Development Code. Additionally, site design meets Development Standards contained within Section 40.220.010 of the Clark County Development Code.

9. Housing

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

None. This is not a residential project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

None. The subject site is currently vacant.

- c. List proposed measures to reduce or control housing impacts:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

All new building construction will meet Clark County building codes for development and will not exceed height limitations for the zone. No specific plans are available at this time.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts:

None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting provided along the main access and parking areas will occur in the evenings.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not likely. The proposed level of lighting produced at full build-out of this development will be consistent with that produced within rural neighborhood parks.

- c. What existing off-site sources of light or glare may affect your proposal?

None are anticipated.

- d. Proposed measures to reduce or control light and glare impacts:

Street and sight lighting will be provided in accordance with requirements contained within the Clark County development code.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Amboy Park and Amboy Middle School are approximately 2 miles to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, please describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:

This project will provided several ball fields that will be avail be to local sporting groups.

13. Historic and Cultural Preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.

According to current GIS information, there are no known places listed on the national, state, or local preservation registers adjacent to the subject site

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known to applicant.

- c. Proposed measures to reduce or control impacts:

None proposed; however, if any cultural or historic resources are discovered during construction, all activity in the area will cease until a qualified archaeologist accesses the find.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is from NE Gerber-McKee Road, also known as State Route 503, which fronts the site to the west.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The development proposes approximately 198 parking spaces at full build-out. There will be no parking spaces eliminated with this proposal.

- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

The proposed development does not require any new streets or extension of any existing streets.

- e. Will the project use water, rail, or air transportation? If so, please describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak volumes would occur.

Approximately 164 ADT (Average Daily Trips) will be generated as a result of this project at full build-out.

- g. Proposed measures to reduce or control transportation impacts:

This development will participate in the County's impact fee program, and through the payment of transportation impact fees, will help off-set transportation impacts created by this development. This development will also comply with the Clark County road standards.

15. Public Services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? if so, please describe.

It is likely that there will be a minor increase in need for public safety related services: i.e; fire, medical, and police.

- b. Proposed measures to reduce or control direct impacts on public services:

None. Taxes paid by the applicant will off-set any costs incurred by Clark County for any public safety incidents.

16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities near the site:

Water: Clark Public Utilities
Sewer: None
Telephone: AT&T and Qwest
Electricity: Clark Public Utilities
Refuse: Waste Connections

D. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Anthony N. Edlyson

Date Submitted: 7/19/09

D. SEPA Supplemental sheet for non-project actions

Instructions:

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

Agency
Use only

1. How would the proposal increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

This is not a non-project action, please refer to sections 2 and 3 above which address water and air impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

This is not a non-project action, please refer to sections 4, 5 and 8 above which address plants, animals, and land a shoreline impacts.

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

This is not a non-project action, please refer to sections 6 and 16 which address natural resources and utility impacts.

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and

scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

This is not a non-project action, please refer to sections 1, 5, 12, 13 which address earth, animals, recreation, and archaeological resource impacts.

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

This is not a non-project action, please refer to section 8 which addresses land and shoreline impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

This is not a non-project action, please refer to sections 14, 15 and 16 and which addresses transportation, public services and utilities impacts.

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This is not a non-project action. As noted in the checklist above, this application will comply with all applicable development criteria contained within Title 40 of the Clark County Development Code.